

Exclusive Right of Sale Listing Agreement

This Exclusive Right of Sale Listing Agreement ("Agreement") is between

____ ("Seller") and

____ ("Broker").

1. AUTHORITY TO SELL PROPERTY: Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property (collectively "Property") described below, at the price and terms described below, beginning the _____ day of _____, _____, and terminating at 11:59 p.m. the _____ day of _____, _____ ("Termination Date"). Upon full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national origin or any other factor protected by federal, state or local law. Seller certifies and represents that he/she/it is legally entitled to convey the Property and all improvements.

2. DESCRIPTION OF PROPERTY:

(a) Real Property Street Address: _____

Legal Description: _____

☐ See Attachment _____

(b) Personal Property, including appliances: _____

☐ See Attachment _____

(c) Occupancy: Property ☐ is ☐ is not currently occupied by a tenant. If occupied, the lease term expires _____.

3. PRICE AND TERMS: The property is offered for sale on the following terms, or on other terms acceptable to Seller:

(a) Price: _____

(b) Financing Terms: ☐ Cash ☐ Conventional ☐ VA ☐ FHA ☐ Other _____

☐ Seller Financing: Seller will hold a purchase money mortgage in the amount of \$ _____ with the following terms:

☐ Assumption of Existing Mortgage: Buyer may assume existing mortgage for \$ _____ plus an assumption fee of \$ _____. The mortgage is for a term of _____ years beginning in _____, at an interest rate of _____% ☐ fixed ☐ variable (describe) _____.

Lender approval of assumption ☐ is required ☐ is not required ☐ unknown. Notice to Seller: You may remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing.

(c) Seller Expenses: Seller will pay mortgage discount or other closing costs not to exceed _____% of the purchase price; and any other expenses Seller agrees to pay in connection with a transaction.

4. BROKER OBLIGATIONS AND AUTHORITY: Broker agrees to make diligent and continued efforts to sell the Property until a sales contract is pending on the Property. Seller authorizes Broker to:

(a) Advertise the Property as Broker deems advisable in newspapers, publications, computer networks, including the Internet and other media; place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs (once Seller signs a sales contract); and use Seller's name in connection with marketing or advertising the Property;

(b) Obtain information relating to the present mortgage(s) on the Property.

(c) Place the property in a multiple listing service(s) (MLS). Seller authorizes Broker to report to the MLS/Association of Realtors® this listing information and price, terms and financing information on any resulting sale. Seller authorizes Broker, the MLS and/or Association of Realtors® to use, license or sell the active listing and sold data.

(d) Provide objective comparative market analysis information to potential buyers; and

(e) (Check if applicable) ☐ Use a lock box system to show and access the Property. A lock box does not ensure the Property's security; Seller is advised to secure or remove valuables. Seller agrees that the lock box is for Seller's benefit and releases Broker, persons working through Broker and Broker's local Realtor Board/Association from all liability and responsibility in connection with any loss that occurs. ☐ Withhold verbal offers. ☐ Withhold all offers once Seller accepts a sales contract for the Property.

(f) Act as a transaction broker.

5. SELLER OBLIGATIONS: In consideration of Broker's obligations, Seller agrees to:

(a) Cooperate with Broker in carrying out the purpose of this Agreement, including referring immediately to Broker all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.

(b) Provide Broker with keys to the Property and make the Property available for Broker to show during reasonable times.

(c) Inform Broker prior to leasing, mortgaging or otherwise encumbering the Property.

Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

(d) To indemnify **Broker** and hold **Broker** harmless from losses, damages, costs and expenses of any nature, including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's** negligence, representations, misrepresentations, actions or inactions, (2) the use of a lock box, (3) the existence of undisclosed material facts about the Property, or (4) a court or arbitration decision that a broker who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This clause will survive **Broker's** performance and the transfer of title.

(e) To perform any act reasonably necessary to comply with FIRPTA (Internal Revenue Code Section 1445).

(f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily observable or known by the buyer. **Seller** represents there are no material facts (building code violations, pending code citations, unobservable defects, etc.) other than the following: _____

Seller will immediately inform **Broker** of any material facts that arise after signing this Agreement.

(g) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements and other specialized advice.

6. COMPENSATION: **Seller** will compensate **Broker** as specified below for procuring a buyer who is ready, willing and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to **Seller**. **Seller** will pay **Broker** as follows (plus applicable sales tax):

(a) _____% of the total purchase price OR \$_____, no later than the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's** fee being earned.

(b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised, **Seller** will pay **Broker** the paragraph 6(a) fee, less the amount **Broker** received under this subparagraph.

(c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or agreement to lease, whichever is soonest. This fee is not due if the Property is or becomes the subject of a contract granting an exclusive right to lease the Property.

(d) **Broker's** fee is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy or any other means of transfer, regardless of whether the buyer is secured by **Broker**, **Seller** or any other person. (2) If **Seller** refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract or agrees with a buyer to cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"), **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom **Seller**, **Broker** or any real estate licensee communicated regarding the Property prior to Termination Date. However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another broker.

(e) **Retained Deposits:** As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all deposits that **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the paragraph 6(a) fee.

7. COOPERATION AND COMPENSATION WITH OTHER BROKERS: **Broker's** office policy is to cooperate with all other brokers except when not in **Seller's** best interest: ☐ and to offer compensation in the amount of _____% of the purchase price or \$_____ to **Buyer's** agents, who represent the interest of the buyers, and not the interest of **Seller** in a transaction; ☐ and to offer compensation in the amount of _____% of the purchase price or \$_____ to a broker who has no brokerage relationship with the **Buyer** or **Seller**; ☐ and to offer compensation in the amount of _____% of the purchase price or \$_____ to Transaction brokers for the **Buyer**; ☐ None of the above (if this is checked, the Property can not be placed in the MLS.)

8. BROKERAGE RELATIONSHIP:

TRANSACTION BROKER NOTICE

As a transaction broker, _____ and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
 2. Accounting for all funds;
 3. Using skill, care, and diligence in the transaction;
 4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
 5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
 6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
 7. Any additional duties that are entered into by this or by separate written agreement.
- Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

Date

Signature

Signature

Seller (_____) (_____) and **Broker/Sales Associate** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

118 **9. CONDITIONAL TERMINATION:** At Seller's request, Broker may agree to conditionally terminate this Agreement. If
 119 Broker agrees to conditional termination, Seller must sign a withdrawal agreement, reimburse Broker for all direct expenses
 120 incurred in marketing the Property and pay a cancellation fee of \$_____ plus applicable sales tax. Broker may
 121 void the conditional termination and Seller will pay the fee stated in paragraph 6(a) less the cancellation fee if Seller transfers
 122 or contracts to transfer the Property or any interest in the Property during the time period from the date of conditional
 123 termination to Termination Date and Protection Period, if applicable.

124 **10. DISPUTE RESOLUTION:** This Agreement will be construed under Florida law. All controversies, claims and other matters in
 125 question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting
 126 mediation under the rules of the American Arbitration Association or other mediator agreed upon by the parties. If litigation arises out
 127 of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that
 128 disputes will be settled by arbitration as follows: **Arbitration:** By initialing in the space provided, Seller (____) (____), Listing
 129 Associate (____) and Listing Broker (____) agree that disputes not resolved by mediation will be settled by neutral binding
 130 arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other
 131 arbitrator agreed upon by the parties. Each party to any arbitration or litigation (including appeals and interpleaders) will pay its own
 132 fees, costs and expenses, including attorney's fees, and will equally split the arbitrators' fees and administrative fees of arbitration.

133 **11. MISCELLANEOUS:** This Agreement is binding on Broker's and Seller's heirs, personal representatives, administrators,
 134 successors and assigns. Broker may assign this Agreement to another listing office. Signatures, initials and modifications
 135 communicated by facsimile will be considered as originals. The term "buyer" as used in this Agreement includes buyers,
 136 tenants, exchangors, optionees and other categories of potential or actual transferees.

137 **12. ADDITIONAL TERMS:**

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155* Date: _____ Seller's Signature: _____ Tax ID No: _____

156* Telephone #'s: Home _____ Work _____ Cell _____ Fax: _____

157* Address: _____ E-mail: _____

158* Date: _____ Seller's Signature: _____ Tax ID No: _____

159* Telephone #'s: Home _____ Work _____ Cell _____ Fax: _____

160* Address: _____ E-mail: _____

161* Date: _____ Authorized Listing Associate or Broker: _____

162* Brokerage Firm Name: _____ Telephone: _____

163* Address: _____

164* Copy returned to Customer on the _____ day of _____, _____ by: ☐ personal delivery ☐ mail ☐ E-mail ☐ facsimile.

The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

165* Seller (____) (____) and Broker/Sales Associate (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

Brokerage Relationship Disclosure

Florida Association of REALTORS®

**TRANSACTION BROKER NOTICE**

As a transaction broker, _____ and its associates, provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

Date_____
Signature_____
Signature

Copy returned to **Customer** on the ____ day of _____, ____ by: ☐ personal delivery ☐ mail ☐ E-mail ☐ facsimile.

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Seller's Mold Addendum to Disclosure

FLORIDA ASSOCIATION OF REALTORS

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. ENVIRONMENT

Are You Aware:

a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☐ YES ☐ If yes, explain:

i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐ If yes, explain:

ii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐ If yes, explain:

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: _____ / _____ Date: _____
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Seller's Real Property Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS



NAME: _____

SELLER HAS ☐ HAS NOT ☐ OCCUPIED THE PROPERTY.

DATE SELLER PURCHASED PROPERTY? _____

IS THE PROPERTY CURRENTLY LEASED? NO ☐ YES ☐ TERMINATION DATE OF LEASE: _____DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO ☐ YES ☐ YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO ☐ YES ☐ If yes, explain: _____

b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO ☐ YES ☐ If yes, explain: _____

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS

Are You Aware:

- a. of any deed or homeowner restrictions? NO ☐ YES ☐
- b. of any proposed changes to any of the restrictions? NO ☐ YES ☐
- c. of any resale restrictions? NO ☐ YES ☐
- d. of any restrictions on leasing the property? NO ☐ YES ☐
- e. If any answer to questions 2a-2e is yes, please explain: _____

f. Are access roads private ☐ public ☐? If private, describe the terms and conditions of the maintenance agreement: _____

g. If there is a homeowner association, is membership mandatory? NO ☐ YES ☐ and are fees charged by the homeowner association? NO ☐ YES ☐ If yes, explain: _____

3. PROPERTY-RELATED ITEMS

Are You Aware:

- a. if you have ever had the property surveyed? NO ☐ YES ☐ Date: _____
 - b. if the property was surveyed, did you receive an elevation certificate? NO ☐ YES ☐ Date: _____
 - c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO ☐ YES ☐
 - d. of any portion of the property that is fenced? NO ☐ YES ☐
- If any answer to questions 3a-3d is yes, please explain: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

4. THE LAND:

Are You Aware:

- a. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☐ YES ☐
- i. of any sinkhole insurance claim that has been made on subject property? NO ☐ YES ☐
- ii. if claim made, was claim paid? NO ☐ YES ☐
- iii. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO ☐ YES ☐
- b. of any past or present drainage or flood problems affecting the property or adjacent properties? NO ☐ YES ☐
- c. of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? NO ☐ YES ☐
- If any answer to questions 4a-4c is yes, please explain: _____
- _____
- _____

5. ENVIRONMENT:Was the property built before 1978? NO ☐ YES ☐

Are You Aware:

- a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☐ YES ☐ If yes, explain: _____
- _____

- i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐ If yes, explain: _____
- _____

- ii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO ☐ YES ☐ If yes, explain: _____
- _____

- b. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☐ YES ☐
- c. of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? NO ☐ YES ☐

If any answer to questions 5a-5c is yes, please explain: _____

6. ZONING:

Are You Aware:

- a. of the zoning classification of the property? NO ☐ YES ☐ If yes, identify the zoning classification _____
- b. of any zoning violations or nonconforming uses? NO ☐ YES ☐
- c. if the property is zoned for its current use? NO ☐ YES ☐
- d. of any zoning restrictions affecting additions, improvements or replacement of the property? NO ☐ YES ☐
- e. if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? NO ☐ YES ☐
- f. of any restrictions other than association and flood area requirements affecting improvements or replacement of the property? NO ☐ YES ☐

If any answer to questions 6a-6f is yes, please explain: _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

7. FLOOD:

Are You Aware:

- a. if any portion of the property is in a special flood hazard area? NO ☐ YES ☐
- b. does the property require flood insurance? NO ☐ YES ☐
- c. whether any improvements including additions, are located below the base flood elevation? NO ☐ YES ☐
- d. whether such improvements have been constructed in violation of applicable local flood guidelines? NO ☐ YES ☐
- e. if any portion of the property is seaward of the coastal construction control line? NO ☐ YES ☐
- If any answer to questions 7a-7e is yes, please explain: _____
- _____
- _____

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them? NO ☐ YES ☐ If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism?
NO ☐ YES ☐ Date of inspection _____ If so, what was the outcome of the inspection? _____

c. Has the property been treated for termites, dry rot, pest or wood destroying organisms? NO ☐ YES ☐ Date and type of treatment _____
_____, Company name: _____

9. STRUCTURE-RELATED ITEMS:

Are You Aware:

- a. of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property? NO ☐ YES ☐
- b. of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property? NO ☐ YES ☐
- c. of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits? NO ☐ YES ☐
- d. of any active permits on the property which have not been closed by a final inspection? NO ☐ YES ☐
- If any answer to questions 9a-9d is yes, please explain: _____
- _____
- _____

10. ROOF-RELATED ITEMS:

Are You Aware:

- a. of any roof or overhang defects? NO ☐ YES ☐
- b. if the roof has leaked since you owned the property? NO ☐ YES ☐
- c. if anything was done to correct the leaks? NO ☐ YES ☐
- d. if the roof has been replaced? NO ☐ YES ☐ If yes, when: _____
- e. If there is a warranty on the roof? NO ☐ YES ☐ If yes, is it transferable? NO ☐ YES ☐
- f. If the roof been inspected within the last twelve months? NO ☐ YES ☐
- If any answer to questions 10a-10f is yes, please explain: _____
- _____
- _____

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 5 Pages.

11. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source? Public ☐ Private Well ☐ Other Source ☐. If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____
- b. Do you have a water conditioning system? NO ☐ YES ☐ If yes, type: _____ Owned ☐ Leased ☐ c. What is the balance owed on the system? \$ _____
- d. Do you have a sewer ☐ or septic system ☐? If septic system describe the location of each system: _____
- e. Are you aware of any septic tanks or wells on the property which are not currently being used? NO ☐ YES ☐ If yes, explain: _____
- f. Are you aware of any plumbing leaks since you have owned the property? NO ☐ YES ☐ If yes, explain: _____
- g. Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? NO ☐ YES ☐ If yes, explain: _____

12. POOLS/HOT TUBS/SPAS:

- a. Does the property have a swimming pool? NO ☐ YES ☐ Hot tub? NO ☐ YES ☐ Spa? NO ☐ YES ☐
- b. If you answered yes to any part of 12a, was the certificate of completion received after Oct. 1, 2000 for the pool? NO ☐ YES ☐ For the spa? NO ☐ YES ☐ For the hot tub? NO ☐ YES ☐
- c. Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has: Enclosure that meets the pool barrier requirements ☐ Approved safety pool cover ☐ Required door and window exit alarms ☐ Required door locks ☐ none ☐
- d. Are you aware of any conditions regarding these items that materially affect the value of the property? NO ☐ YES ☐ If yes, explain: _____

13. MAJOR APPLIANCES:

Indicate existing equipment:

Range ☐ Oven ☐ Microwave ☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Refrigerator ☐ Freezer ☐ Washer ☐ Dryer ☐

Are any of these appliances leased? NO ☐ YES ☐ Are any of these gas appliances? NO ☐ YES ☐

Is the water heater: owned ☐ leased ☐; Is the water heater: electric ☐ gas ☐

Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? NO ☐ YES ☐ If yes, explain: _____

14. ELECTRICAL SYSTEM:

Are You Aware:

- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO ☐ YES ☐
- b. of any conditions that materially affect the value or operating capacity of the electrical system? NO ☐ YES ☐
- If answers to questions 14a or 14b is yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

Indicate existing equipment:

Air conditioning:Central ☐ Window/Wall ☐ Number of units _____**Solar Heating:**Owned ☐ Leased ☐**Wood-burning stove:** NO ☐ YES ☐**Fireplace:** NO ☐ YES ☐ Describe fireplace equipment: _____

Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? NO ☐ YES ☐ If yes, explain: _____

Heating:Electric ☐ Fuel Oil ☐ Gas ☐ Other ☐

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 4 of 5 Pages.

ADDITIONAL INFORMATION										RE2
LR: <input type="checkbox"/> Living Room Dim	DR: <input type="checkbox"/> Dining Room Dim	DA: <input type="checkbox"/> Dining Area Dim	KT: <input type="checkbox"/> Kitchen Dim	FR: <input type="checkbox"/> Family Room Dim	PL: <input type="checkbox"/> Porch Dim	PR: <input type="checkbox"/> Porch Dim				
MB: <input type="checkbox"/> Master Bedroom Dim	2B: <input type="checkbox"/> 2nd Bedroom Dim	3B: <input type="checkbox"/> 3rd Bedroom Dim	4B: <input type="checkbox"/> 4th Bedroom Dim	DN: <input type="checkbox"/> Den Dim	UR: <input type="checkbox"/> Utility/Storage Room Dim	PB: <input type="checkbox"/> Patio/Screened Dim				
(1 REQ'D, CHECK UP TO 4) BEDRM: <input type="checkbox"/> BDR-GRND <input type="checkbox"/> ENTRY/LVL <input type="checkbox"/> MBGRND <input type="checkbox"/> MBGRNTG <input type="checkbox"/> MBGRSTR <input type="checkbox"/> NONE <input type="checkbox"/> OTHER <input type="checkbox"/> STUDIO										CF: <input type="checkbox"/> # Ceiling Fans
(CHECK UP TO 4) MSBTH: <input type="checkbox"/> 2MASTER <input type="checkbox"/> CBTUBS:HW <input type="checkbox"/> NONE <input type="checkbox"/> SPTUBS:HW <input type="checkbox"/> WHR/PLSPA <input type="checkbox"/> PETS: <input type="checkbox"/> Y/N <input type="checkbox"/> 20+ <input type="checkbox"/> CAT <input type="checkbox"/> NONE <input type="checkbox"/> DOG <input type="checkbox"/> RES										
(CHECK UP TO 6) ROOMS: <input type="checkbox"/> ATRIUM <input type="checkbox"/> FAMIL' <input type="checkbox"/> GLSPORCH <input type="checkbox"/> LOFT <input type="checkbox"/> NONE <input type="checkbox"/> STORAGE <input type="checkbox"/> UTIL-LAU <input type="checkbox"/> ATTIC <input type="checkbox"/> FLORIDA <input type="checkbox"/> GREAT <input type="checkbox"/> MAIDINLAW <input type="checkbox"/> OTHER <input type="checkbox"/> STUDIO <input type="checkbox"/> WORKSHOP <input type="checkbox"/> DEN-OFFC <input type="checkbox"/> GARCV <input type="checkbox"/> GST-INLW <input type="checkbox"/> MEDIA <input type="checkbox"/> RECREATN <input type="checkbox"/> UTIL-GAR										
(1 REQ'D, CHECK UP TO 7) INTER: <input type="checkbox"/> 1ENTRY <input type="checkbox"/> BAR <input type="checkbox"/> COOKISLAN <input type="checkbox"/> ELEVATOR <input type="checkbox"/> FIRESPRK <input type="checkbox"/> FRENCHDR <input type="checkbox"/> LAUNDTUR <input type="checkbox"/> PANTRY <input type="checkbox"/> ROMANTUB <input type="checkbox"/> STACKBED <input type="checkbox"/> WALKCLOS <input type="checkbox"/> 2ENTRY <input type="checkbox"/> BUILT-INS <input type="checkbox"/> CUSTMRR <input type="checkbox"/> EXCLUSION <input type="checkbox"/> Foyer <input type="checkbox"/> HANDIACC <input type="checkbox"/> NONE <input type="checkbox"/> PLDSTAIR <input type="checkbox"/> SKYLIGHT <input type="checkbox"/> VAULTED <input type="checkbox"/> WATTWSE <input type="checkbox"/> 3ENTRY <input type="checkbox"/> CLOS-AB <input type="checkbox"/> COMEKITCH <input type="checkbox"/> FIREPLACE <input type="checkbox"/> PP-DECOR <input type="checkbox"/> HANDIOP <input type="checkbox"/> OTHER <input type="checkbox"/> REPLCHAN <input type="checkbox"/> SPLITSD <input type="checkbox"/> VOLUMCEIL <input type="checkbox"/> WETBAR										
(1 REQ'D, CHECK UP TO 14) EQUIP: <input type="checkbox"/> AUTOGRDR <input type="checkbox"/> DISPOSAL <input type="checkbox"/> ICEMAKER <input type="checkbox"/> OTHER <input type="checkbox"/> REFRIG <input type="checkbox"/> WALLOVEN <input type="checkbox"/> CENTVAC <input type="checkbox"/> DRYER <input type="checkbox"/> INTERCOM <input type="checkbox"/> OWNBALRM <input type="checkbox"/> SECURITY <input type="checkbox"/> WASHER <input type="checkbox"/> COMPACT <input type="checkbox"/> FIRE-ARM <input type="checkbox"/> MICRO <input type="checkbox"/> RANGE-E <input type="checkbox"/> SELFCLAN <input type="checkbox"/> RANGE-E <input type="checkbox"/> WTRSOFT <input type="checkbox"/> DISHWASH <input type="checkbox"/> HOOK-UP <input type="checkbox"/> NONE <input type="checkbox"/> RANGE-B <input type="checkbox"/> SMOKEDET										
(CHECK UP TO 3) WNDW: <input type="checkbox"/> ARCHED <input type="checkbox"/> DMETAL <input type="checkbox"/> PICTURE <input type="checkbox"/> SLIDING <input type="checkbox"/> EXTER: <input type="checkbox"/> AWNINGS <input type="checkbox"/> FRUITREE <input type="checkbox"/> PATIO <input type="checkbox"/> SHED <input type="checkbox"/> TENNISOT <input type="checkbox"/> AWNING <input type="checkbox"/> DHWC-OD <input type="checkbox"/> PLANSHT <input type="checkbox"/> SOLAR-TN <input type="checkbox"/> BARBEQUE <input type="checkbox"/> NONE <input type="checkbox"/> PRIVWALL <input type="checkbox"/> SHUTTELEC <input type="checkbox"/> TV-ANTEN <input type="checkbox"/> BAY <input type="checkbox"/> DRAP-ES <input type="checkbox"/> THERMAL <input type="checkbox"/> THERMAL <input type="checkbox"/> COURTYD <input type="checkbox"/> OPENBALC <input type="checkbox"/> SATISH <input type="checkbox"/> SHUTTERS <input type="checkbox"/> WRAPPORCH <input type="checkbox"/> BLINDS <input type="checkbox"/> JALOUSIE <input type="checkbox"/> SHMETAL <input type="checkbox"/> VERTICAL <input type="checkbox"/> DECK <input type="checkbox"/> OPENPORCH <input type="checkbox"/> SCRNBALC <input type="checkbox"/> FENCE <input type="checkbox"/> OTHER <input type="checkbox"/> BORNPORCH										
(1 REQ'D, CHECK UP TO 14) MAINT: <input type="checkbox"/> A/CMT <input type="checkbox"/> CAB-E <input type="checkbox"/> ELEV <input type="checkbox"/> HOTWATER <input type="checkbox"/> LAWN-LAND <input type="checkbox"/> INSTANTN <input type="checkbox"/> OUTMAINT <input type="checkbox"/> POOLSVG <input type="checkbox"/> ROOF <input type="checkbox"/> TRASHREM <input type="checkbox"/> ALLAMEN <input type="checkbox"/> COMAREA <input type="checkbox"/> FIDELBOND <input type="checkbox"/> INSURANCE <input type="checkbox"/> LEGLACTNG <input type="checkbox"/> NONE <input type="checkbox"/> PARKING <input type="checkbox"/> RECFACIL <input type="checkbox"/> SECURITY <input type="checkbox"/> WATER <input type="checkbox"/> BLEDEXTER <input type="checkbox"/> ELEV <input type="checkbox"/> GOLF <input type="checkbox"/> LAUNDRYFC <input type="checkbox"/> MANAGER <input type="checkbox"/> OTHER <input type="checkbox"/> PESTCNL <input type="checkbox"/> RESERVE <input type="checkbox"/> SEWER										
(1 REQ'D, CHECK UP TO 14) AMEN: <input type="checkbox"/> BAR <input type="checkbox"/> BILLARD <input type="checkbox"/> CADANA <input type="checkbox"/> CRTSVRUS <input type="checkbox"/> FISHPIER <input type="checkbox"/> GOLFPURCH <input type="checkbox"/> KITCHFAC <input type="checkbox"/> NONE <input type="checkbox"/> PLAYAREA <input type="checkbox"/> PUTGREPN <input type="checkbox"/> TENNIS <input type="checkbox"/> BASKETBL <input type="checkbox"/> BOAT-DOCK <input type="checkbox"/> CLUBSHERM <input type="checkbox"/> ELEVATOR <input type="checkbox"/> GOLFCORSE <input type="checkbox"/> LIBRARY <input type="checkbox"/> OTHER <input type="checkbox"/> POOL <input type="checkbox"/> SAUNA <input type="checkbox"/> TRASHCHUT <input type="checkbox"/> RIKE-JOG <input type="checkbox"/> BOFICNIC <input type="checkbox"/> COMLAUND <input type="checkbox"/> EXERCISRM <input type="checkbox"/> GOLFOVAL <input type="checkbox"/> HEATPOOL <input type="checkbox"/> LIGHTING <input type="checkbox"/> OTHMENAVL <input type="checkbox"/> PRIVSCHPRV <input type="checkbox"/> SHUFFLBRD <input type="checkbox"/> VEHICLEWSH <input type="checkbox"/> BKESTORG <input type="checkbox"/> BUSINESS <input type="checkbox"/> COMMUNRM <input type="checkbox"/> EXTSTORG <input type="checkbox"/> GOLFCOING <input type="checkbox"/> HOBBYRM <input type="checkbox"/> MARINA <input type="checkbox"/> OTHMEING <input type="checkbox"/> PRVPOOL <input type="checkbox"/> SPANOTTS										
(1 REQ'D, CHECK UP TO 3) RESTR: <input type="checkbox"/> AUTOPARK <input type="checkbox"/> EXT/LTER <input type="checkbox"/> NOLSEIST <input type="checkbox"/> OKLEASE <input type="checkbox"/> RENTLIMT <input type="checkbox"/> HOPE: <input type="checkbox"/> N-NO HOPE <input type="checkbox"/> U-UNVERIFIED <input type="checkbox"/> APPROV: <input type="checkbox"/> 1-WKS <input type="checkbox"/> ASSOC <input type="checkbox"/> OTHER <input type="checkbox"/> DAILYRNT <input type="checkbox"/> NOCCRPBY <input type="checkbox"/> NONE <input type="checkbox"/> OTHER <input type="checkbox"/> SELLING <input type="checkbox"/> U-VERIFIED <input type="checkbox"/> 3-WKS <input type="checkbox"/> INTERVW <input type="checkbox"/> RAPID <input type="checkbox"/> DOCK <input type="checkbox"/> NOL-ASE <input type="checkbox"/> NOTRCK-RV <input type="checkbox"/> HOPE: <input type="checkbox"/> N-NO HOPE <input type="checkbox"/> U-UNVERIFIED <input type="checkbox"/> APPROV: <input type="checkbox"/> 1-WKS <input 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